

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-08
1-13-04

04-0-0270

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **Rear of 920 Sells Avenue, S.W.**, be changed from the **MR-3 (Multi-Family Residential-Sub District 3)** District to the **MRC-1 (Mixed Residential-Commercial-Sub District 1)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **117** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

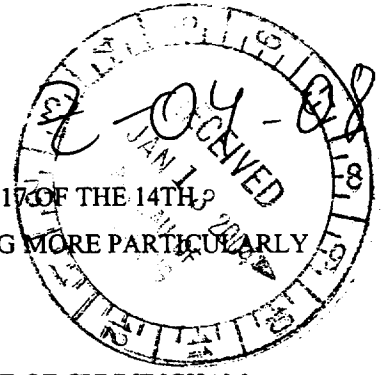
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION FOR PHASE 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE (40 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE EAST RIGHT OF WAY LINE OF PEEPLES STREET (50 FOOT TOTAL RIGHT OF WAY WIDTH) SAID POINT BEING NORTH 51 DEGREES 29 MINUTES 00 SECONDS EAST, 31.96 FEET FROM A NAIL AND SURVEYOR'S DISK SET AT THE CENTERLINE INTERSECTION OF CUNNINGHAM PLACE AND PEEPLES STREET;

THENCE, ALONG SAID NORTH RIGHT OF WAY OF CUNNINGHAM PLACE, SOUTH 89 DEGREES 46 MINUTES 23 SECONDS EAST, A DISTANCE OF 382.60 FEET TO A 1/2" REBAR & SURVEYOR'S CAP AND THE POINT OF BEGINNING;

THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE, NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, A DISTANCE OF 389.13 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE SOUTH 89 DEGREES 28 MINUTES 01 SECONDS EAST, A DISTANCE OF 201.75 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 44 SECONDS WEST, A DISTANCE OF 388.06 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE;

THENCE, ALONG SAID NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE, NORTH 89 DEGREES 46 MINUTES 23 SECONDS WEST, A DISTANCE OF 201.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.7998 ACRES (78,397 SQUARE FEET).

Less & except such part of this tract that was zoned m2c by Ordinance Z-02-65.

2-04-08

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TREET 1

ATLANTA HOUSING AUTHORITY
FULTON COUNTY TAX PARCEL
#14-0117-0003-019-8

ATLANTA HOUSING AUTHORITY
FULTON COUNTY TAX PARCEL
#14-0117-0003-019-8

60.0'

S89°28'01"E 145.61'

S89°28'01"E 56.15'

CALCULATED CORNER
(NO MONUMENT SET)

(IPS)

177.40'

S89°28'01"E 201.75'
(TOTAL LINE)

S89°28'01"E 24.35'

ZONED MR-3

STONE
WALL
(TYP.)

50'

389.13'
264.13'

N00°00'44"E
108.18'

S89°46'23"E 70.00'

FUTURE D

FUTURE STREET 2

60' R/W PROPOSED

N00°00'44"E

CONCRETE
STEPS
(TYP.)

STONE
WALL
(TYP.)

155.00'

N00°00'44"E

388.06'
S00°00'44"W

N/F
ATLANTA HO
FULTON COU
#14-0117-0

PHASE 2
TOTAL AREA=
1.7998 ACRES
(78,397 SQUARE FEET)

S89°46'25"E 107.40'

ZONED MR-C

125.00'

STONE
WALL
(TYP.)

(IPS)

(POB)

050
GRANITE CURB
(TYP.)

N89°46'23"W

STONE
WALL
(TYP.)

201.75'

CALCULATED CORNER
(NO MONUMENT SET)

CONCRETE
APRON

20'

20'

R/W

R/W

ALK (TYP.)

AM PLACE

2-04-08

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N/F
METROPOLITAN ATLANTA BOYS'
CLUB INC

RCS# 5450
2/16/04
7:37 PM

Atlanta City Council

Regular Session

MULTIPLE 04-O-0264;0265;0266;0267;0268;0269;0270;
0271;ZRB & ZONING
REFER

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

B Smith	NV Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	NV Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE